

MINUTES

BOARD OF SUPERVISORS WORKSHOP SESSION

**FEBRUARY 8, 2006
5:00 P.M.**

The Silver Spring Township Board of Supervisors met in a workshop session on Wednesday, February 8, 2006 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman Christopher Latta called the meeting to order at 5:00 p.m.

Supervisors present: Chairman Christopher Latta, Vice-Chairman Jan LeBlanc, Supervisor Mary Lou Pierce-McLain, Supervisor Jackie Eakin, and Supervisor Vince DiFilippo.

Staff members present: Mr. William S. Cook, Township Manager; Mr. Kelly K. Kelch, Assistant Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony Dawood, Township Engineer; Police Chief Walter Hughes; and Mrs. Sue Ellen Adams, Township Secretary/Treasurer.

Others present:

Jamie Brubaker
Rodger Hoke
Greg Hodecker

EXECUTIVE SESSION

The Board recessed to executive session until 6:32 p.m. to discuss litigations and personnel issues.

PUBLIC PARTICIPATION

None

TREASURER

Mrs. Sue Ellen Adams gave the Treasurer's report for the month of December 2005 and by agreement the report was filed subject to audit.

SUMMER HILLS (VILLAGE OVERLAY) CU2005-15 – DECISION

On a LeBlanc/Eakin motion, the Board of Supervisors approved the Summer Hills (Village Overlay) conditional use application, CU2005-15, subject to the following conditions:

1. ZO:207.10.3 Vehicular Access and Parking Requirements for Residences
In order to allow partial relief for seventy-six (76) residential lots to not have alley areas of joint use driveways, the applicant shall provide additional landscape buffers visible from the municipal park to minimize the visual impacts of the adjacent alleys.
2. ZO:207.9.6 Architectural Considerations
Approved materials shall include brick, stone, and stucco. Another approved material that may be used for siding is cementitious wood siding.
3. ZO:207.9.10 Architectural Considerations
Asphalt shall be a permitted material for driveways that are accessed from an alley so long as a minimum border or detail within the asphalt of the driveway is brick, cobblestone, granite block or other decorative pavers. All residential driveways that do not connect to an alley may be asphalt, provided that, at a minimum, 25% of the driveway is brick or other non-asphalt accents and, for corner lots, vista terminations and other prominent locations in the proposed development, at least one-half of the area of such driveways shall be constructed with brick pavers, cobblestone, granite blocks or other materials approved by Silver Spring Township.
4. ZO:207.14.5 Public Utility and Service Requirements
The applicant shall construct a bus stop on Summer Hills property adjacent to Woods Drive. In the alternative, if the civic building is accessible to the school bus route, it may be designed to provide a school bus shelter component.
5. The developer shall provide for at least thirty-three (33) acres of park land to be owned by Silver Spring Township, which park land shall adjoin Paul Walters Memorial Park and shall include some or all of the park land that was dedicated to the Township by 171 Associates. The precise

configuration and acreage of such park land shall be determined as part of approval of a final land development plan for the proposed development.

6. In lieu of paying any additional recreation fee for the proposed development, Applicant shall construct a mixed use concession facility with restrooms and public utilities, to include rough grading for sports fields on the park land approved by Silver Spring Township. Such improvements shall be limited to a maximum of \$400,000 (inclusive of the \$52,000 in rough grading for which Applicant already provided a bond to the Township). Such recreational improvements shall be constructed with the first phase of the proposed development.
7. Applicant shall employ and pay all associated costs to design layout of a mixed use concession facility with restrooms, to design the master plan for the new park lands and its connection to the existing Paul Walters Park, and to provide a grading plan that can be used by the contractor to rough grade the site. Selection of the designer of choice is subject to Township approval.
8. Any walking trails on the subject property shall be open to the public and maintained by the Home Owners Association (HOA). The material of the trails and the width of the trails shall conform with those originally approved for Tyson Commons.
9. Applicant shall stripe a bicycle path along Woods Drive (along the entire frontage of the subject property) and provide for a bicycle/ pedestrian access into the park from the Summer Hill development.
10. All utilities in the proposed development shall be underground. Applicant shall bring public water and sewer to the site and provide a stub for each utility line along reconfigured park land boundary.

11. Applicant shall assume the obligations of the 171 Associates, Intersection Improvement Agreement, dated November 19, 2003.
12. In connection with the first phase of the proposed development, Applicant shall widen and improve both sides of Woods Drive along its property to a cartway of 14 feet per side from center line and a 6 foot shoulder as contemplated under the approved land development plan for Tyson Commons, right-of-way permitting.
13. In connection with construction of the first phase of the proposed development, Applicant shall obtain approvals for and construct improvements to the two bridges on Woods Drive in accordance with plans approved by Silver Spring Township's Engineer. Such bridge improvements shall provide for a striped bicycle path on one side of each bridge. Prior to recording a land development plan for the proposed development, Applicant shall post a bond for the costs of constructing such bridge improvements. The bridge improvements shall be completed no later than the issuance of the 50th certificate of occupancy permit.
14. Developer shall investigate and pursue a limited emergency access easement to adjoin the adjacent lands formerly owned by PHICO, and to subject property from abutting township property or from Maple Drive, as directed by Silver Spring Township.
15. Developer shall provide a limited emergency access easement to the subject property from the adjoining property of Silver Spring Township or from Maple Drive, as directed by Silver Spring Township.
16. All commercial and apartment uses contemplated in the proposed development shall be reconfigured and redesigned (including architectural redesign) to the satisfaction of Silver Spring Township. As a

guide in this matter, each use shall incorporate an architectural flavor and scale that is appropriate to a residential, quaint village atmosphere. Further, applicant shall eliminate apartment only building and utilize smaller shops with townhouse style apartments above by redesigning front entrance portion without increasing density.

17. Applicant shall use Belgian block curbing for all streets in the proposed development, excluding alleys. In addition, crosswalks within the proposed development shall be constructed with brick pavers, cobblestone, granite blocks or other materials approved by Silver Spring Township.
18. Applicant shall submit all HOA documents to the Township Solicitor for review.
19. All Summer Hill roadways on the site shall be built to specifications, but shall remain private and maintained by the HOA.
20. Storz couplings shall be provided for all fire hydrants. Hydrant locations shall be approved by the Township Emergency Management Council.
21. Thirty (30) single-family home sites are permitted to have a minimum of forty (40) foot frontage in order to provide a diversity of housing types and variation for mid-block homes. Increased density is not approved and minimum lot sizes have been increased to sixty (60) feet to offset this reduction.
22. [ZO:207.10.4] – Mail and Newspaper Boxes
Mail boxes are to be located in accordance with U.S. Postal Service requirements.
23. [ZO:207.10] – Clarify the difference in acreage provided for “mixture of uses” and acreage used in density calculations. Open space distribution for density purposes shall be clarified. The public open space (33 acres) used for “required mixture of uses” shall not be used in density calculations.

24. [ZO:207.10] – Design Requirements
The garage units for the townhomes appear to encroach on the minimum rear yard setbacks. Please revise the plan to confirm all required setbacks.
25. [ZO:207.11] – Commercial courtyard design requirements shall provide for a centralized pedestrian-oriented commercial courtyard that maximizes the separation of patrons from vehicles. The following design requirements shall be provided:
 - a. Equal distance from peripheral edges of the development (centralized)
 - b. Contiguous or directly across from centralized common green areas
 - c. Minimum thirty-five (35') foot pedestrian path
 - d. Minimum front yard of fifty-four (54') feet
26. [ZO:207.12] – Open Space Requirements
A written description and plan for the disposition of ownership of common open space and associated maintenance responsibilities.
27. [ZO:207.13.3] – All local roads shall be designed with a minimum centerline radius of eighty (80') feet. Centerline radii along streets A, B, H, I, J, M and P do not appear to meet these criteria.
28. [ZO-704.1.3] – The applicant shall provide general information on the sketch plan that identifies the intended phasing and duration of construction.
29. [ZO:704.2.4] – A summarized traffic report provided by the applicant indicates a need for the construction of a westbound right-turn lane at the Route 114/Woods Drive intersection.
30. [ZO:704.2.4] – Woods Drive has been identified for future roadway upgrades to mitigate the direct impacts of significant development to this Township facility.

31. [SLDO:402.05.7] – A Park and Recreation report will be required as part of the Preliminary Subdivision Plans. RAC approval of the proposed modifications to the municipal park shall be provided for review by the Board of Supervisors.
32. [SLDO:602.10] – Proposed road alignments and islands do not meet Township requirements and will require a waiver.

The motion carried.

LAND PRESERVATION COMMITTEE
APPOINTMENTS

On a DiFilippo/LeBlanc motion, the Board of Supervisors appointed the following individuals to the Land Preservation Committee positions: Board's representative - Vince DiFilippo; Planning Commission representative - Joe Ricci; Citizens Representatives - George Weimer, Dennis Hrzic, and a vacant position to be appointed at a future Board of Supervisors meeting.

The motion carried.

ADMINISTRATION BUILDING
ROOF BID AWARD

On an Eakin/LeBlanc motion, the Board of Supervisors awarded the Administration building roof bid contract to American Eagle Contracting, Inc. in the amount of \$39,357.00.

The motion carried.

POLICE PENSION PLAN AMENDMENT

On a LeBlanc/Eakin motion, the Board of Supervisors authorized the Township Solicitor to review the required Police Pension Plan changes, provide an opinion on the impact on the Collective Bargaining Agreement and to suggest a process for implementation.

The motion carried.

EMPLOYMENT ACTION

On a LeBlanc/Eakin motion, the Board of Supervisors made a motion to terminate the employment of David Rider effective immediately with a two week severance pay.

The motion carried.

LIAISON/PRIORITY REPORTS

Supervisor Eakin had nothing additional from the Planning Commission to report.

Supervisor Latta had no additional Authority report.

Supervisor LeBlanc reported on the status of the design for the land being acquired in association with the Tyson Commons project.

Supervisor DiFilippo reported that the Land Preservation Committee will hold their first meeting on February 16, 2006 at 5:30 p.m.

Business Advisory Council meeting is scheduled for March 21, 2006 at 5:30 p.m.

MANAGER'S REPORT

Mr. William Cook gave the following Manager's Report:

By general consensus staff was authorized to submit for Board consideration a reduction of the speed limit on Skyline Drive from 40 mph to 25 mph.

Following discussion, on a LeBlanc/Eakin motion, the Board authorized that the Vincent C. and Lana K. Provazzo property at 26 North Old Stonehouse Road, Carlisle be referred to the Cumberland County Blighted Property Reinvestment Board.

The motion carried.

Mr. Cook suggested to the Board they might want to consider under other pertinent business authorization for the Township Solicitor to file Sutliff Enterprise decision.

Mr. Kelly Kelch reported that PennDOT is seeking suggestions for its Restoration Program for maintenance and resurfacing projects on two and three lane state highways with higher traffic volume, some additional small bridge and safety type projects. Mr. Kelch Kelch and Dawood Engineering will forward suggestions to the Board in a draft letter.

OTHER PERTINENT BUSINESS

a. Planning Commission Vacancy

On a LeBlanc/DiFilippo motion, the Board of Supervisors appointed Ms. Nancy Griffie to fill the vacancy position on the Planning Commission Committee for a term of December 31, 2009.

The motion carried.

b. Sutliff Enterprises Decision

On a LeBlanc/Eakin motion, the Board of Supervisors authorized Mr. Steve Stine, Township Solicitor to appeal the Sutliff Enterprises decision.

The motion carried.

c. Bella Vista Access

Supervisor DiFilippo expressed concern about Bella Vista access adjacent to Skyline Drive, the pork chop is not sufficient to stop traffic from driving over the pork chop. Mr. Bony Dawood, Township Engineer stated the traffic improvements were approved by PennDOT.

d. Website

The Website's first review for the Board will be available in approximately ten days.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 6:57 p.m. on an Eakin/LeBlanc motion.

The motion carried.

Recorder: _____
Sue Ellen Adams

APPROVED: _____
Chairman

Secretary